

DOC. # 5516
ADOPTED 8/19/92

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER OF
DISPOSITION PARCEL 2A: LEWIS MALL, SUMNER STREET,
BREMEN STREET AND HERITAGE APARTMENTS

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Sumner Street Neighborhood for the Sumner Street Neighborhood Development Project Program No. Mass. A-3 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Lewis Mall Apartments, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 2A in the Sumner Street Neighborhood Development Project Program No. Mass. A-3; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Lewis Mall Apartments, Inc. be, and hereby is, tentatively designated as Redeveloper of Disposition Parcel 2A in the Sumner Street Neighborhood Development Project Program No. Mass. A-3 subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development; and
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended; and

(c) Submission within Two-Hundred Seventy (270) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final working drawings and specifications; and
- (iv) Proposed development and rental schedule.

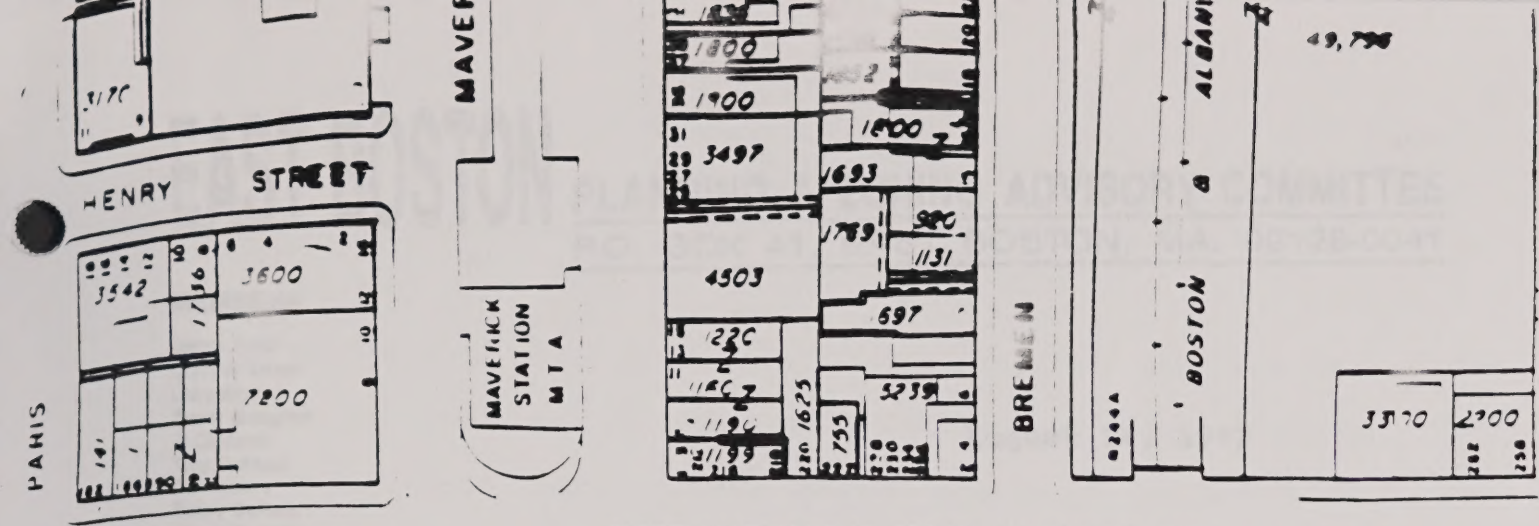
2. That disposal of Parcel 2A by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

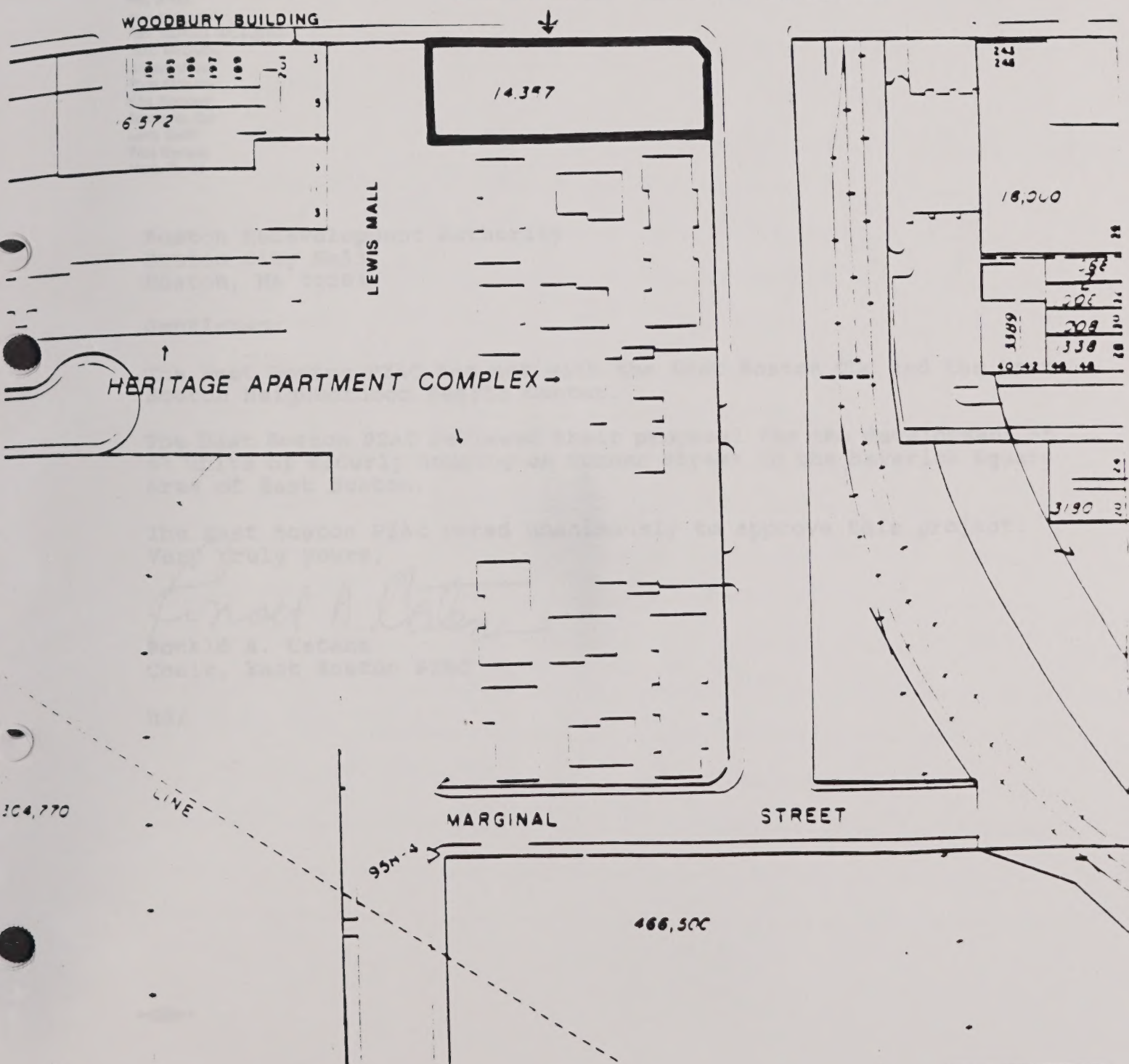
4. That the developer be, and hereby is, authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Director be, and hereby is, authorized to execute and deliver a License Agreement with Lewis Mall Apartments, Inc. for early entry to Parcel 2A for the purpose of site preparation and soil conditions investigation. Furthermore, said License Agreement shall include the additional provisions that the Authority receive primary insurance coverage.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



PARCEL 2A/SUMNER ST., BREMEN ST., HERITAGE APTS.



EAST BOSTON

PLANNING & ZONING ADVISORY COMMITTEE
P.O. BOX 41, EAST BOSTON, MA. 02128-0041

MEMBERS

James Aloisi
Dominic Amara
Larry Braman
Sonny Buttiglieri
Al Caldarelli
Tony Cannata
Ron Catena
Sonny DePaulo
Bruce DiLoreto
Phil Giffes
Albert Mangini
Rev. Bernard McLaughlin
John McCarthy
Angelo Muelo
Pixie Palladino
Ellie Saraceni
Ginnie St. Cyr
Larry Smith
Fred Stefano
Maria Torres

August 14, 1992

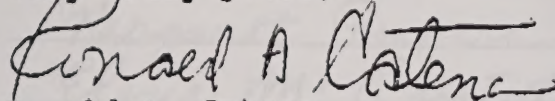
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Gentlemen:

The East Boston PZAC has met with the East Boston CDC and the East Boston Neighborhood Health Center.

The East Boston PZAC reviewed their proposal for the development of 47 units of elderly housing on Sumner Street in the Maverick Square Area of East Boston.

The East Boston PZAC voted unanimously to approve this project.
Very truly yours,



Ronald A. Catena
Chair, East Boston PZAC

hd/



WE, THE RESIDENTS of the Woodbury Building at Lewis Mall and Sumner St. support the development of elderly units and the elderly programs proposed by the East Boston Community Development Corporation and the East Boston Neighborhood Health Center. We believe that the development of this lot for the elderly and for elderly programs will be a great improvement to our neighborhood.

Name	Address
Margaret M. Smith	191 Sumner St. East Boston
John P. Corbucci	191 Sumner St. E. B.
Joe Arico	191 Sumner St. E. B.
Josephine Fay	195 Sumner St. E. B.
Brigitte St. Bragil	195 Sumner St.
Michael A. Bittencourt	197 Sumner St. E. B.
Jose Tugues	3 Lewis Mall E. B.
Elina Mason	3 Lewis Mall E. B.
Anita D. Sever	3 Lewis Mall E. B.
Margaret Powers	7 Lewis Mall E. B.
Elena M. Contadillo	7 - LEWIS MALL E. B.
Arion Matta	3 Lewis Mall E. B.
Stella M. Bruma	197 Sumner St. E. B.
Edith D. D. D.	193 Sumner St. E. B.
Albert Arico	193 Sumner St. E. B.

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Lewis Mall Apts. Inc.

b. Address and ZIP Code of Redeveloper:

c. IRS Number of Redeveloper: Applied for

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

is Summer Street NDP - Program No. MASS. A-3

(Name of Urban Renewal or Redevelopment Project Area)

is the City of Boston

State of MA

is described as follows²

Parcel 2A

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts

☐ A corporation.

☒ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization
July 28, 1992

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder own more than 10% of any class of stock.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members and directors, board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
Frederick Stefano, 75 St. Andrews Rd., E.B. 02128	Brd. of Director
Grace Zuccaro 196 Maverick St., E.B. 02128	Brd. of Director
Pasquale Cordisco 176 Orient Ave., E.B. 02128	Brd. of Director
Raymond DiZio 596 Bennington St., E.B. 02128	Brd. of Director
Albert Caldarelli 6 Parkway Drive, Saugus, MA 01906	Brd. of Director
Christopher Morton 92 Marginal St., E.B. 02128	Brd. of Director
Dorothy Penta 493 Sumner St., E.B. 02128	Brd. of Director
Rita Sorrento 50 Goodwin Ave., Revere, MA 02151	Brd. of Director
John Craddock 118 South St., Medfield, MA 02052	Brd. of Director

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of stock in a corporation which holds 20% of the stock of the Redeveloper).

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

None

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

None

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

1. If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:
- a. Total cost of any residential redevelopment. \$2,836,000
 - b. Cost per dwelling unit of any residential redevelopment. \$ 60,350
 - c. Total cost of any residential rehabilitation \$
 - d. Cost per dwelling unit of any residential rehabilitation \$
2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
0 Br. 415 sq. ft.	356	

- b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:
Parking lot, common kitchen, meeting rooms, heat, hot-water, electric.
- c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: refrigerators

CERTIFICATION

I, Wesley Lewis Mall Apartments, Inc.
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 8/9/92
[Signature]
Signature
President

Dated: AUG 10, 1992
[Signature]
Signature
Secretary

72 Marginal St, E.B. 02128
Address and ZIP Code

72 Marginal St., E.B., MA 02128
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, known to be the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II. REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes."

1. a. Name of Redeveloper: Lewis Mall

b. Address and ZIP Code of Redeveloper: 72 Marginal St., E.B. 02128

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Summer St. NDP Program No. MASS. A-3

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of MA

is described as follows:

Parcel 2A

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☒ YES ☐ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm. EBCDC, Inc. and East Boston Community Health Center, Inc. are co-sponsors of the development and caused the developer corporation to be organized. All of the Officers of the developer corporation are Directors and Officers of the Sponsors.

4. a. The financial condition of the Redeveloper, as of N/A 19 is as reflected in the attached financial statement. As yet the developer corporation has no financial activity.

NOTE: Attach to this statement a certified financial statement showing the assets and liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.

Attached are financial statements of EBCDC, Inc. lead sponsor for the development.

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: Martin J. Scafidi, P.C.

57 Wells Ave., Newton, MA 02159

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land

The development is the recipient of a reservation of funds by HUD under its Section 202 Capital Advance Program.

PART II. REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed project:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANKAMOUNT

\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCEAMOUNT

\$ 50,000

EBCDC, Inc. 72 Marginal St.
E.B. 02128

c. By sale of readily salable assets:

DESCRIPTIONMARKET VALUE

\$

MORTGAGES OR LENS

\$

7. Names and addresses of bank references:

East Boston Savings Bank

10 Meridian St., E.B. 02128

Shawmut Bank

148 Everett Ave., Chelsea, MA 02150

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties, as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper" been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Lyman School Elderly Apts., East Boston, MA
HUD 023-E236 45 elderly units, Section 202Co-sponsors: EBCDC, Inc. and East Boston Community Health Center, Inc.
Completed: 9 - 1988

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work.

None

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

None

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder: Not applicable

a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

<u>IDENTIFICATION OF CONTRACT OR DEVELOPMENT</u>	<u>LOCATION</u>	<u>AMOUNT</u> \$	<u>DATE TO BE COMPLETED</u>
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PART II REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

e. Outstanding construction contract bids of such contractor or builder:

AGENCY

AMOUNT

1

DATE

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility, other than the financial statement referred to in (item 1a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I, Neil Lewis Mall Apartments, Inc.

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.

Dated: 8/9/92

Joe P. Orsola
Signature

President

Title

72 Marginal St., E.B., MA 02128

Address and ZIP Code

Dated: Aug 10, 1992

Charles J. Orsola
Signature

Secretary

Title

72 Marginal St., E.B., MA 02128

Address and ZIP Code

1. If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation, or by an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

2. Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department.



U.S. Department of Housing and Urban Development

Boston Regional Office, Region I
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street
Boston, Massachusetts 02222-1092

MAR 30 1992

Albert Caldarelli, President
East Boston Community Development
Corporation
72 Marginal Street
East Boston, MA 02128

Dear Mr. Caldarelli:

SUBJECT: Notification of Selection for a Section 202
Fund Reservation

Location: East Boston, MA No. of Units: 47
Project No.: 023-EE-004
Name of Sponsor: EBCDC and East Boston Neighborhood
Health Center
City and State: Boston, MA

I am please to advise you that your Application, dated September 30, 1991 to construct units of housing for the elderly under the Section 202 Capital Advance Program has been approved for 47 efficiency units.

Capital Advance authority in the amount of \$2,911,600 has been reserved for this project, along with Project Rental Assistance contract and budget authority of \$200,900 and \$4,018,000, respectively.

Please indicate by signing in the space provided whether or not you accept this Notification including the special conditions or requirements that are specified herein and certified to your understanding that the project must be developed in accordance with the terms set forth in this Notification. Return two signed copies to this Office within 14 days from the date you received this letter.

FUND RESERVATION TERMS AND CONDITIONS

Your acceptance of this Notification constitutes a certification and agreement by the Sponsor that:

1. An Application for Conditional Commitment which meets HUD's cost and design standards and programmatic requirements will be submitted by the Owner. Cost and design standards apply to all projects regardless of the proposed operating cost level. The design must not include costly features and must be cost efficient.
2. There will not be made any sale, assignment conveyance, or any other form of transfer of this Notification, the Fund Reservation, the property or project, or any interest therein, except transfer from the Sponsor to an approved single-purpose Owner organized by it.
3. The Fund Reservation will be cancelled if construction rehabilitation or acquisition from the RTC has not commenced within 18 months from the date of this Notification, unless further extensions beyond the 18 months are approved by HUD. Such extension will be based upon HUD's determination that the Owner has established a reasonable schedule and is making sufficient progress toward the start of construction.
4. The Section 202 and Project Rental Assistance funds reserved for the project identified herein may not be used in connection with any other project, without the express written approval of HUD.
5. This Fund Reservation will be subject to cancellation, at HUD's option, in the event there comes into existence or HUD becomes aware of a pre-existing conflict of interest involving the project on the part of officers or directors of either the Sponsor or Owner organizations (including affiliates).
6. An attempt will be made to obtain exemption from state and/or local real and/or personal property taxes. Evidence of filing, together with the response received from the taxing authority, must be submitted with the Conditional or Firm Commitment application in one of the following forms:
 - (a) Tax Exemption
 - (b) Tax Abatement
 - (c) Payment in Lieu of Taxes (PILOT)
 - (d) Ineligibility for any tax relief

Eligibility for (a), (b), or (c) must be supported by a copy of the appropriate legislation or ordinance.

7. Special Conditions or Requirements.

This Notification of Selection is issued subject to:

- a. Formation of a legally acceptable single purpose Owner corporation.
- b. Evidence that the site is under control of the Owner corporation at the time the Conditional Commitment Application is submitted.
- c. Clearance of a Form HUD-2350, Previous Participation Certification, for any officers or board members of the Sponsor and Owner not previously completed.
- d. Submission of a Conditional Commitment Application in full compliance with cost and design standards and programmatic policies within 120 days from the date of this letter.
- e. Either deletion of or a commitment to pay for excessive design features listed below: None
- f. Submission of Conflict of Interest and Disclosure Certification for each officer and director of both the Sponsor and Owner and Identity of Interest and Disclosure Certifications for all development team members identified with the Conditional Commitment Application.

NOTE: Any time the Sponsor or Owner changes any officer or director, Conflict of Interest and Disclosure Certifications must be submitted for the new persons. Also, Identity of Interest and Disclosure Certifications must be submitted for any new development team members.

To provide you and your architect with assistance in the development of a proposal which meets HUD cost and design standards, immediately contact Frank Lyons, Sr., Design Representative, to discuss the design of the proposal.

If two copies of this Notification indicating acceptance are not returned within the specified period, or if you accept and a single purpose Owner corporation fails to submit a Conditional Commitment Application within the specified period, HUD may rescind this Notification and cancel the Fund Reservation. If you have any questions regarding the requirements for submission of the Conditional Commitment Application, please call Todd Trehubenko, Multifamily Housing Representative at (617) 565-5155.

We look forward to working with you toward the successful completion of this project.

Very sincerely yours,


John A. Mastropietro
Regional Administrator--
Regional Housing Commissioner

Enclosure

Accept _____
(Signature of Authorized
Officer)

Not Accept _____
(Signature of Authorized
Officer)

Title: _____

Date: _____

cc:

Evelyn Morash, President
East Boston Neighborhood
Health Center
10 Grove Street
East Boston, MA 02129

James Casstla
North Suffolk Mental
Health Association
301 Broadway
Chelsea, MA 02150

MEMORANDUM

AUGUST 19, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND
THEODORE S. CHANDLER, ACTING DIRECTOR

FROM: THOMAS J. O'MALLEY, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
ANTONIO J. TORRES, DEPUTY DIRECTOR

SUBJECT: SUMNER STREET NEIGHBORHOOD DEVELOPMENT PROJECT
PROGRAM NO. MASS A-3: PARCEL 2A, BOUNDED BY LEWIS MALL,
SUMNER STREET, BREMEN STREET AND HERITAGE APARTMENTS
IN EAST BOSTON.

SUMMARY: This memorandum requests the tentative designation of Lewis Mall Apartments, Inc. of 72 Marginal Street, East Boston, as the redeveloper of Parcel 2A for the purpose of developing elderly housing consisting of 47 units. Furthermore, it is requested that the Director be authorized to execute a License Agreement with Lewis Mall Apartments, Inc. for early entry to the parcel for the purpose of site preparation and soil conditions investigation.

Parcel 2A consists of approximately 14,357 square feet of vacant land in the Sumner Street Neighborhood Development Project No. Mass. A-3. It is bounded by Lewis Mall, Sumner Street, Bremen Street, and Heritage Apartments.

Due to the change of the Massachusetts General Laws, it is necessary to dispose of real property by soliciting proposals. In compliance with M.G.L. Chapter 30B, governing the disposition of publicly-owned property, the BRA authorized the advertisement of a Request for Proposals (RFP) for the sale of Parcel 2A as elderly housing. Only one proposal, submitted by Lewis Mall Apartments, Inc., was received for the development of Parcel 2A.

Lewis Mall Apartments, Inc. is a non-profit corporation, organized under Massachusetts laws to implement a joint venture of the EBCDC and the East Boston Neighborhood Health Center (EBNHC), to develop 47 units of elderly housing. The agencies that have agreed to collaborate in this development effort are EBNHC, a sponsor; EBCDC, a sponsor and proposed property manager, and North Suffolk Mental Health Association (NSMHA), the housing consultant. The architect for Lewis Mall Apartments, Michael A. Interbartolo Jr., AIA, has considerable experience in the design and development of special use facilities. Mr. Interbartolo has provided design services for both the developer and housing consultant in the past.

The Lewis Mall Apartments proposal calls for a four-story structure with 47 units of elderly housing, varying in size from 395 square feet to 415 square feet. All units are designed with full baths, nearly half of which will be handicapped accessible, and kitchenettes. The proposed development will be designed as to respect the existing structures along Lewis Mall.

EBCDC and EBNHC received notification from the U.S. Department of Housing and Development for a Section 202 fund reservation under the Section 202 Capital Advance Program. A Capital Advance authority in the amount of \$2,911,600 has been reserved for Lewis Mall Apartments, along with a Project Rental Assistance contract in the amount of \$200,900 and a budget authority in the amount of \$4,018,000.

The proposed use of the site enjoys considerable community support. The East Boston community has expressed the need for affordable elderly housing and the proponent has proven to present a viable development proposal for this site. The proponent is a joint venture of two community based organizations with proven track records in East Boston. The Lyman School Apartments, a similar joint effort between EBCDC and the EBNHC, has increased the supply of affordable elderly housing to East Boston through the development of 45 units.

It is, therefore, recommended the BRA tentatively designate Lewis Mall Apartments, Inc. of 72 Marginal Street as the redeveloper of Parcel 2A for the purpose of developing elderly housing consisting of 47 units. Furthermore, it is recommended that the BRA authorize the Director to execute a License Agreement with Lewis Mall Apartments, Inc. for early entry to the parcel for the purpose of site preparation and soil conditions investigation.

An appropriate vote follows:

VOTED: That the BRA hereby adopts the Resolution of the Boston Redevelopment Authority re: Tentative Designation of Redeveloper of Parcel 2A, bounded by Lewis Mall, Sumner Street, Bremen Street and Heritage Apartments.